

MINUTES  
January 16, 2007

Meeting was called to order at 7:00 PM

Members present were: Rene Wood, chair, Bart Elsbach, Anthony Gulotta, Bill Gillooly and Christopher Tomich.

**Gail Ullman appeared with questions about Special Permit for Boarding House:** The survey she has is different in scale from the requirements of a site plan. However, it is accurate. Ms. Ullman asked if she can still use it. The Board informally agreed to accept her plan where 1" = 150' if it is reproduced in a larger format and parking, abutters and trash are shown. The Board will also require a written statement that says nothing has been changed since the survey date. The Board also cautioned Ms. Ullman that she cannot have parking in setback area and that she must show adequate space for turnarounds.

**Hearing date set for Rock Solid Marble and Granite:** The hearing has to be within 65 days from the date accepted which was 1/2/07. The Board selected February 6, 2007 at 9:00 PM. B. Gillooly will be absent. Rene will do the notices for the hearing and send the Bartzsches 2 signed copies.

**Information Request on behalf of Egertons:** B. Elsbach brought the Board up to date. There was a map left in the mailbox by Kathy Orlando. The previous stipulation by the Planning Board on the deed was that the lots remain in common ownership. B. Elsbach spoke to Town Counsel and she said that if the Board had due cause and the best intentions it could change a decision of a previous Board. At the next meeting, the Egertons will explain why a rectangle of land is being transferred by the Aragis to the Egertons. Mike Parsons explained some background. The title to this strip of land is unclear. Araghi may not own it. Discussion ensued. R. Wood stated that the Planning Board has to understand in a written format what the Egertons are asking the Board to do. Whatever comes to the Board has to be reviewed by Town Counsel; as such, B. Elsbach will update Kathy Orlando.

**Mike Parsons reviewed a potential sub-division on the New Marlboro-Sheffield line:** Mike described the property and asked for the Board's thoughts on how to proceed. R. Wood's understanding is that the town with the most road frontage determines the rules for sub-divisions. Mike will make a written request on the matter and the Board will review the Form A book.

**Form A Application:**

Full name of applicants/deeded owner(s): Salisbury Road, LLC, care of: Ronald Durning and Samuel Herrick, 86 Glennana Way, Sheffield, MA

**Brief explanation of application and fee paid:** Dividing one lot into 3 lots. Paid by check.

**Physical address / location as it appears in the Registry of Deeds (Map# & Lot#):** Barnum Street at the corner of Salisbury Road, Book 1733 page 212

**Name of civil engineer company and representative presenting Form A:** Ronald Durning Sr., presented the Form A Application. The civil engineer company was John DiCara, L.S. 35780, 294 Main Street, Winsted, CT 06098

**Form A determination / Board member voting outcome:** The Planning Board took the plan and told Mr. Durning that they would hold it for 21 days to make sure there is adequate access to all lots. The Board recommended that Mr. Durning come to the February 6 meeting with all the copies of the Form A Application stamped by the Town Clerk.

**7:55 PM A. Gulotta moved to recess the meeting to do the Special Permit Hearing for Sumac Realty Trust. The motion was seconded and approved.**

**8:47 PM B. Elsbach moved to re-open the regular meeting. The motion was seconded and approved.**

**A. Gulotta presented a draft of the Planning Board budget for the coming fiscal year:** The Board discussed and amended the budget. A motion to accept A. Gulotta's amended version of this budget was seconded and approved.

**A bill was received from R. Wood for her mileage, coping and postage expenses:** B. Gillooly made a motion that the Board pay both expenses. The motion was seconded and approved.

**ZBA hearing Jan 25<sup>th</sup> on the Bartzsch's application.** It is not mandatory that the Board members be there, R. Wood will present for the Board. She'll work with B. Elsbach on that.

**Annual Report Draft:** The Board voted unanimously to approve the draft.

**Proposed Rules and Regulations:** The Board discussed the amount required for Special Permits. B. Gillooly made a motion to accept the Rules and Regulations and his motion was seconded and approved.

**Town Meeting will be May 7:** The bylaw review committee will continue its work for the Planning Board if authorized. A. Gulotta moved to authorize the bylaw subcommittee to continue its work. The motion was seconded and approved. The first meeting of the bylaw subcommittee will be Tuesday, January 30, 7:00 PM. R. Wood reminded the Board that within the next 6 months we need to update the rules and regulations we just adopted.

**Form A Application Changes:** The Board may need to have a hearing for these changes. B. Elsbach will gather that information together for the next meeting.

**Minutes of December 19, 2006:** As an exercise, everyone will re-write the first paragraph as an example to the secretary.

**10:00 PM A. Gulotta moved to adjourn, the motion was seconded and approved.**  
Respectfully submitted, Nadia Milleron, Planning Board Secretary